



THE LODGE
2800 Rice Street
Little Canada, MN 55113
For Lease



50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

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Properties & People Unite!*

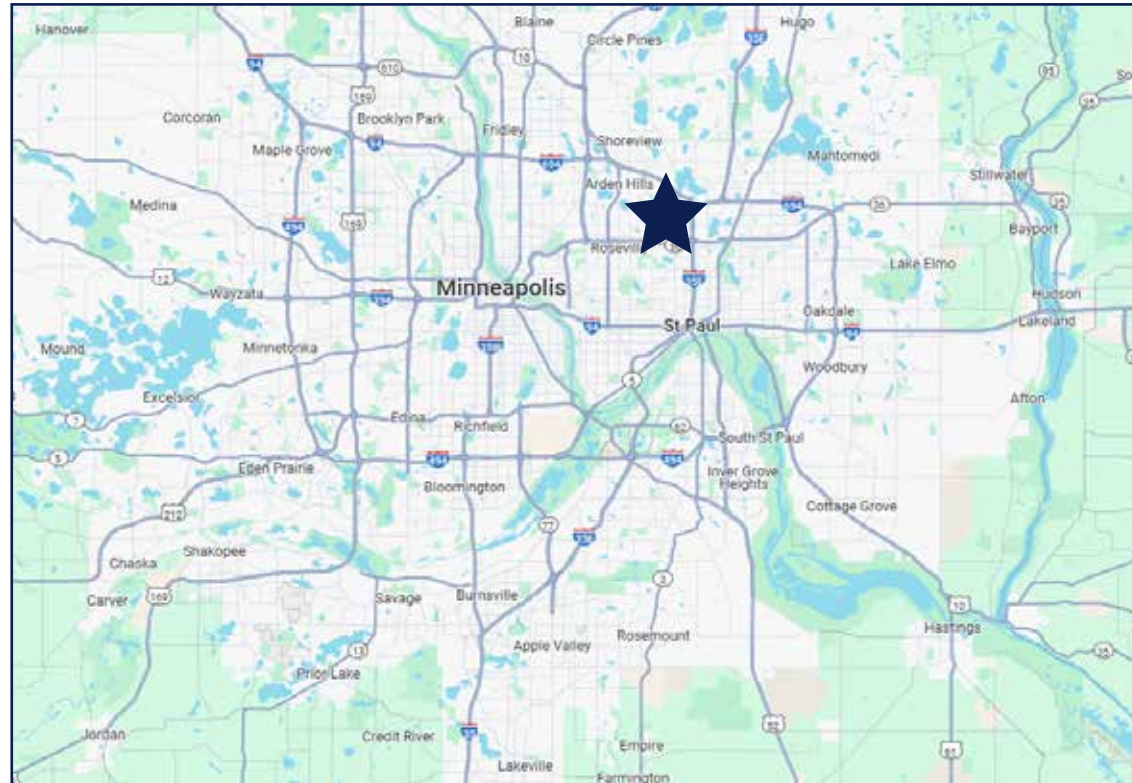
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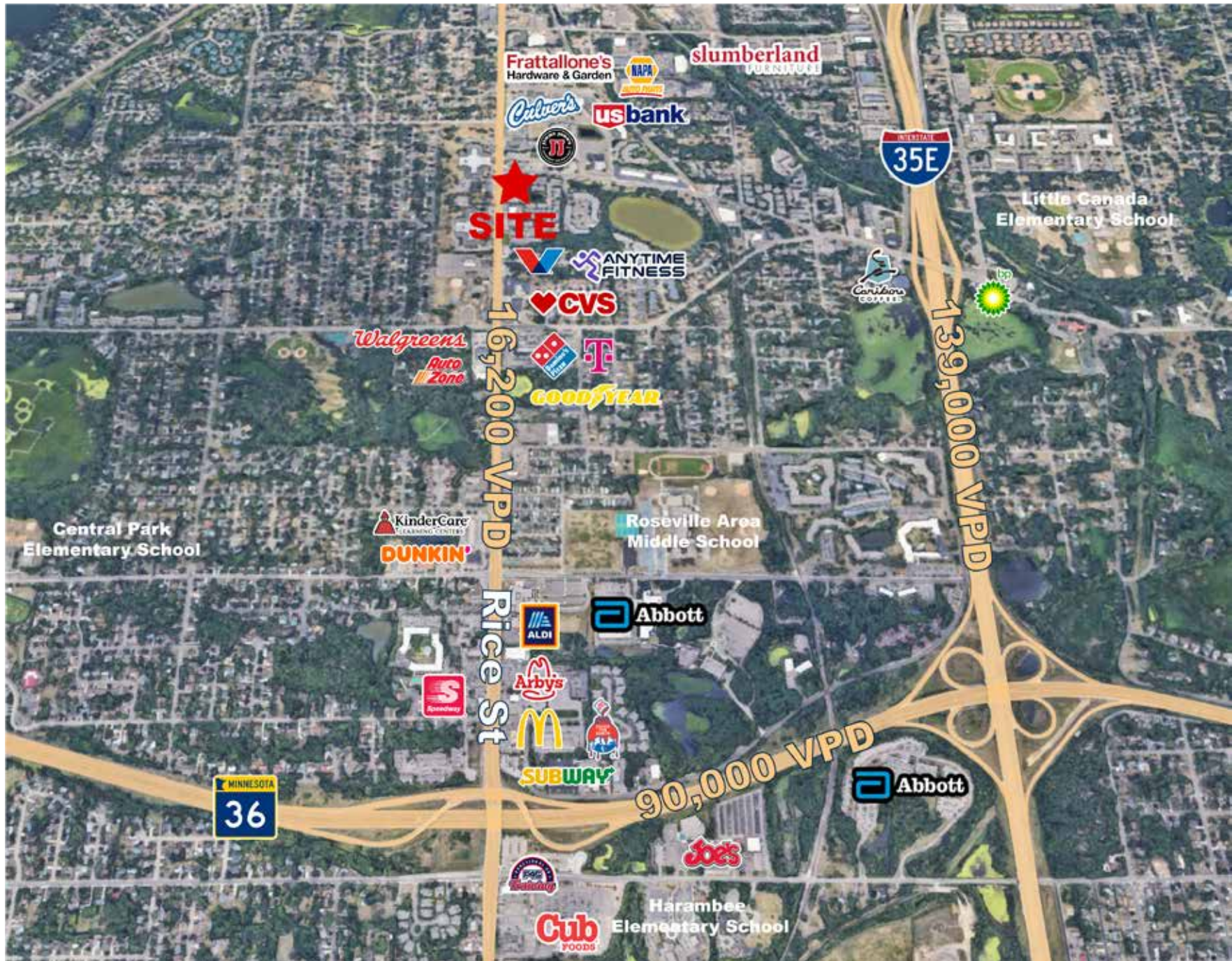
ADDRESS	2800 Rice Street
CITY, STATE	Little Canada, MN 55113
SPACE 155	3,869 SF
LEASE RATE	\$12 - \$14 Net
EST CAM & TAX 2026	\$9.70
YEAR BUILT	2003
COUNTY	Ramsey
PARKING	6.71/1000 SF

HIGHLIGHTS

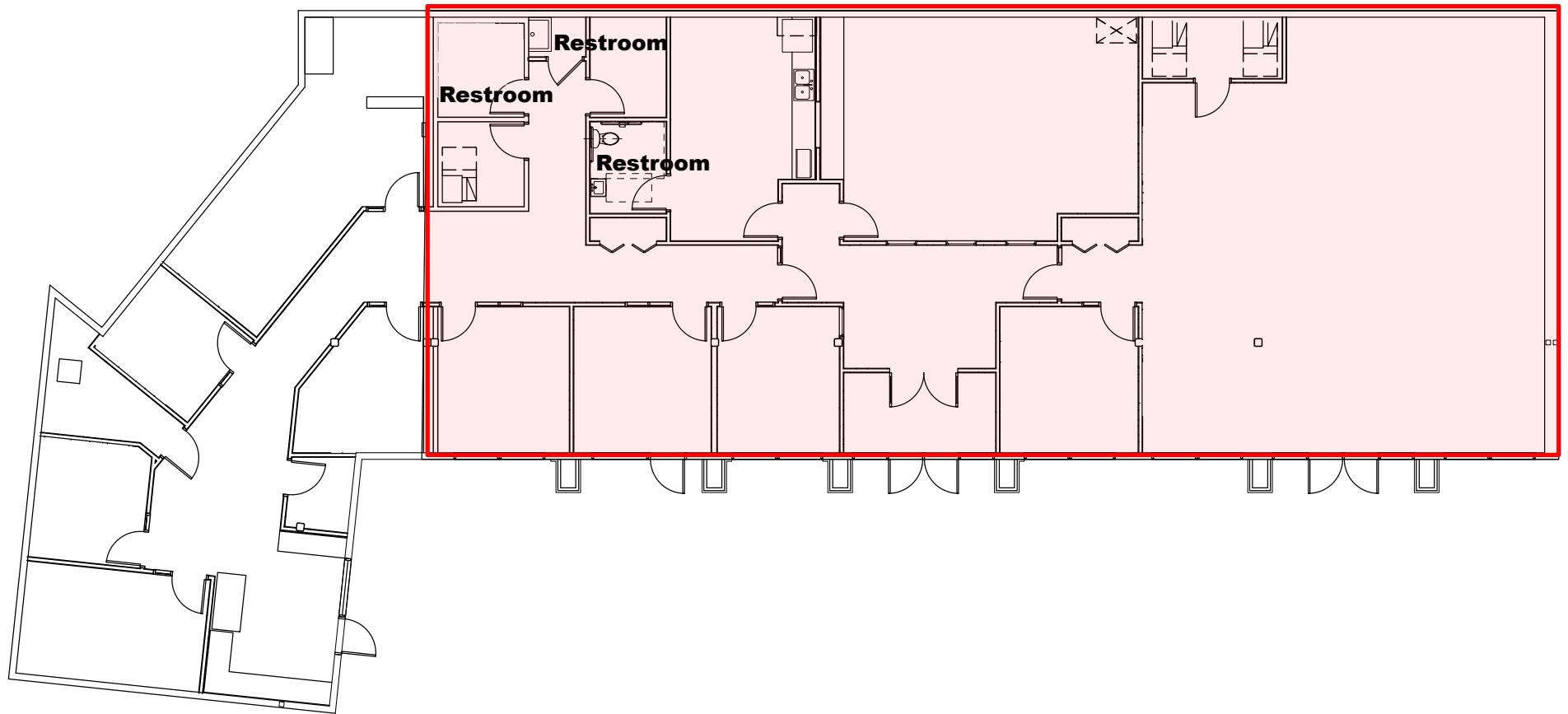
- The Lodge at Little Canada is a Senior Housing complex in Little Canada with first floor retail.
- Co Tenants include Snap Fitness, American Family Insurance, Amiche Salon, Glam Nails, Oakwinds Chiropractic, and LC Beauty Supply.
- Traffic Counts of 16,200 VPD in front of the property on Rice Street.
- Nearby Tenants include Walgreens, CVS, US Bank, Dollar Tree, Culver's, and more.
- Available suites have ADA restrooms and includes their own HVAC units.



2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	10,647	79,921	252,002
MEDIAN AGE	43.2	39.1	36.8
MEDIAN HH INCOME	\$67,784	\$81,988	\$79,461
AVERAGE HH INCOME	\$96,078	\$108,886	\$106,501











UPLAND

REAL ESTATE GROUP, INC.

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